

PB# 75-9

Gasland, Inc.

Gasland, Inc.

75-9

approved
 10/22/75
 fee paid \$100.
 Eng. fee. \$30
 given to T.C. office 10/24/75

GENERAL RECEIPT

2582

Town of New Windsor, N. Y.

Received of Good Hope Industries Oct 9, 1975
One hundred and 00/100 \$100.00
Site Plan Fee (Grassland) Dollars
 For

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00		
check		

BY Charlotte Marcantonio
Deputy
 TITLE

Date

2/18/75

Application No.

75-9

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name

G.I.S. Land INC.

(Youngs Youngs Auto Service)

Address

622 STATE ST.

Springfield, MASS. 01109

1. Owner of the property

Mr. Young

2. Location of the property

RTS 32 & New Temple Rd.

3. zone area

GI

4. Nature of business

Sales of Gasoline

5. Lot size:

Front 165' Temple Hill

Rear

179'

Depth

6. Building setbacks:

148' RT. 32

Front yard

10'

Rear yard

15'

40' RT 32.

Side yard

60' Temple Hill

7. Dimensions of new building

60 X 40 canopy with 8x12 office

Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Joseph Cuiillo (CONSULTANT)

Presubmission _____

Final Approval _____

Adopted 10/5/70

We will remove existing Service STATION
Approximate size 30x40 and ERECT 8x12 office
under canopy.

Gasland
Engineering fee \$ 30.00



Rec'd 10/24/75 from Planning Bd

Gorman b. Green
Town Comptroller



COUNTY OF ORANGE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

October 17, 1975

Mr. Joseph Loscalzo
17 Split Tree Drive
New Windsor, N. Y. 12550

RE: Site Plan - Gasland, Inc.

Dear Mr. Loscalzo:

I have reviewed the above subject site plan as revised October 14, 1975 and I will approve the same.

Please advise the owner, that pursuant to Section No. 136 of the Highway law a permit will be necessary to work on the County Right of Way. This permit may be obtained at this office.

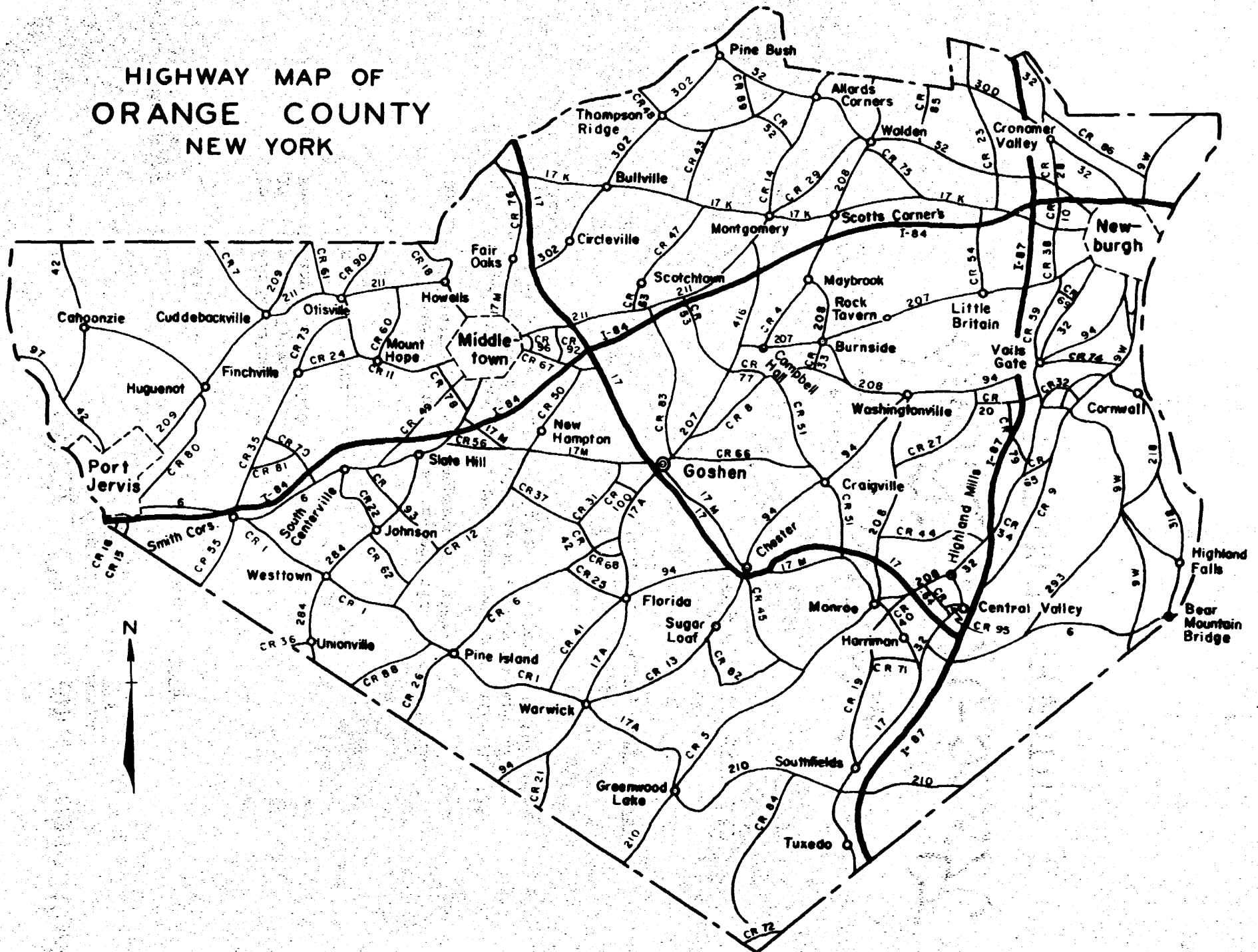
Very truly yours
LOUIS J. CASCINO, COMMISSIONER

By: William C Price Sr.
William C. Price, Sr., L. S.

WCP:sbr

cc: Joel Shaw, Sr. Planner
Ben Kittler, Jr. & Assoc.

HIGHWAY MAP OF ORANGE COUNTY NEW YORK



Received by P.B. SH.
112 Dickson Street
Newburgh, NY 12550
914-562-4020

April 18, 1975

Mr. R. Keith Salisbury
Guernsey, Butts & Walsh
75 Washington Street
Poughkeepsie, NY 12601

RE: APPLICATION FOR SITE PLAN APPROVAL
ROUTE 32 AND TEMPLE HILL ROAD
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Sir:

In reference to your site plan submitted with your letter of April 1, 1975, I have made my review and offer the following comments:

1. Ordinarily if no change is to take place within the right-of-way, a highway work permit is not required, and the existing entrances may be used. However, the plan is not in detail, but it does appear grading and resurfacing is planned along with planting of trees and shrubs.
2. Please submit a detailed plan showing the entrance designed in accordance with our manual on "Policy and Standards for Entrances to State Highways". This manual may be obtained from:

N.Y.S. Dept. of Transportation
E. G. Ackerman, Regional Permit Engr.
4 Burnett Boulevard
Poughkeepsie, NY 12603

If I can be of further assistance as your design develops, please feel free to contact me.

Very truly yours,

Lawrence L. Grear
Resident Engineer

BY: DOMINICK BELLO
Assistant Resident Engineer

LLG:DB:jag
cc: H. Colett, Bldg. & Zoning Insp. ✓

APPLICATION FOR VARIANCE

OCEP.

Application No. 75-11

Date: _____

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) GASLAND, INC. of 622 State Street
 (Street & Number)
Springfield Massachusetts HEREBY MAKE
 (State)

APPLICATION FOR A VARIANCE:

- A. Location of the Property Intersection of New Temple Hill Road & NYS Rt. 32 (GI
 (Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article IV, Sec. 48-14, Article VII Sec. 48-25
C and/or D
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The subject lot and building thereon has been utilized as a gasoline service station for a considerable period of time prior to adoption of the existing zoning ordinance which rendered the lot sub-standard. The existing structure on the lot is now in need of repair and redesign in order to preserve the aesthetic as well as efficient economic use of the premises.
 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structure or buildings in the same zone because: Three other gasoline service stations are located on the other properties constituting the subject intersection and each of them have been re-furbished and/or redesigned in recent years so as to enhance their public image and efficiency.
 3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: The existing structure on the instant premises has been in existence for many years prior to the adoption of the zoning ordinance and from its construction has been utilized as a gasoline service station.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The purpose of the requested release is to redesign and re-furbish the existing lot and structure thereon in such fashion as to upgrade the premises by improving their aesthetic appeal and economic efficiency.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: With the exception of one corner on the "5 corner intersection" in question, there presently exists a gasoline station which has been upgraded in recent years.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Self-service gas station (see plans annexed hereto).

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 1&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: May 23, 1975

GASLAND, INC.

BY: Guernsey, Butts & Walsh
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 23rd day of May, 19 75.

Guernsey, Butts & Walsh
75 Washington Street
Poughkeepsie, New York 12601
Address
(914) 452-8200
Telephone Number

[Signature]
(Notary Public)
NOTARY PUBLIC, STATE OF NEW YORK

RESIDING IN ORANGE COUNTY
COMMISSION EXPIRES EARLY 1976
(DO NOT WRITE IN THIS SPACE)

Application No. _____
Date of Hearing _____
Date of Decision _____

Date Received _____
Notice Published _____

DECISION: _____



1763

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Chief

John McCann

Deputy Chiefs

George Babcock

Thomas Gorton

Edward Kirwan

Michael Popowick

Robert Welsh

Sidney Weinheim

April 15 1975

Gentlemen:

At a meeting of the Fire Prevention Bureau on Tuesday April 15 1975 the site plans for Gasland a self service station to be located at New Temple Hill Road and Route 32 were reviewed.

This Bureau has no objections to these plans.

Sincerely yours

John McCann

Chief

Fire Prevention Bureau

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXX
Subdivision _____ as submitted by Max Gitberg, Architect
for the building or subdivision of Self Service Station, Temple Hill Rd 7 Rt 32
has been reviewed by me and is approved xxx disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

Lyman H. Mastenfe
SANITARY SUPERINTENDENT

April 3, 1975
DATE

P/Brown

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by Self Service Station
for the building or subdivision of New Temple Hill Rd.
has been reviewed by me and is approved _____ disapproved _____

If disapproved, please list reason.

Plans should be submitted to Orange
Co. for New Temple Hill Rd. and to the
N.Y. State D.O.T for Rte 32 to obtain
Permits

Joseph F. Vesely
HIGHWAY SUPERINTENDENT

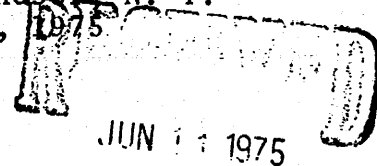
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

7 Franklin Avenue
New Windsor, N. Y.
June 9, 1975



Joseph Loscalzo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

NEW WINDSOR PLANNING BOARD

RE: APPLICATIONS FOR VARIANCES
Brotherhood Corporation
Gasland

Dear Mr. Loscalzo:

For your information, the above variances were approved at the June 2nd meeting of the ZBA. Formal decision will follow on each of the above together with minutes of these meetings.

Yours truly,

A handwritten signature in cursive script that reads 'Patricia Delio'.

Patricia Delio, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

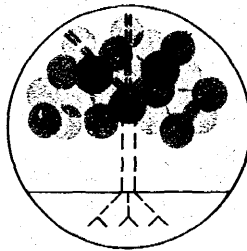
Department Planning

MAY 28 1975

NEW WINDSOR PLANNING BOARD

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

May 1, 1975

Mr. Joseph Loscalzo, Chairman
New Windsor Planning Board
17 Split Tree Drive
New Windsor, New York 12550

Re: Site Plan - Gasland
Route 32 and Temple Hill Road
(Cty. Road 59)

Dear Mr. Loscalzo:

Our office is in receipt of the above site plan submitted to us by the applicant's attorneys. Our review of the plan will be made when we receive the appropriate authorization to do so from your Board.

Very truly yours,

Joel Shaw
Senior Planner

JS:jh

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Self Service Gas Station
Subdivision _____ as submitted by May Gitterberg, Architect
for the building or subdivision of Island, Inc.
has been reviewed by me and is approved xxxx disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT _____

4/22/75
DATE

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
OCTOBER 22, 1975 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN JOSEPH LOSCALZO, HENRY VAN
LEEUVEN, LAWRENCE JONES, ERNEST SPIGNARDO,
ALBERT ARGENIO AND JOSEPH CIMORELLI

BOARD MEMBERS ABSENT: THOMAS DOWD

OTHERS PRESENT: PAUL CUOMO - TOWN ENGINEER
PHILLIP CROTTY -TOWN ATTORNEY
HOWARD COLLETT -BUILDING & ZONING INSPECTOR
SHIRLEY HASSDENTEUFEL - RECORDING SECRETARY

tape #83 side 2 and tape 84 side 1.

Chairman Loscalzo called the meeting to order promptly at
7:30 p.m.

#1 on the Agenda -

FRED THOMPSON
Walsh Road

MR. THOMPSON CALLED AND ASKED TO BE PLACED ON THE NEXT AGENDA
FOR HE WOULD BE OUT OF TOWN OF OCT. 22.

#2 on the Agenda -

GASLAND #75-9
located - Vails Gate Route 32 & Temple Hill Road.
Represented by Mr. Ben Kittler

Chairman Loscalzo: I have a letter from Mr. Price of the Orange
County Department of Public Works dated October 14, 1975
stating that a permit will be needed to work on the highway.
This may be obtained at his office.

Mr. Kittler: Mr. D. Bello's of the D.O.T. signed his approval
on the plans. He did not approve the plans the County did.
We redesigned it. Mr. Bello's signed the plans that we revised.
He said if you wanted a letter also he would send one.

Chairman Loscalzo: This has been approved by the State and County.

Mr. Kittler: Yes Sir, that is correct.

Gasland continued

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor grant approval of the Gasland Site Plan #75-9. Vote: All ayes, Motion carried.
Fee- \$100.00 site plan fee. \$30.00 Engineering fee. Paid.

#3 on the Agenda -

MARGARET WALLACE 3 LOT SUBDIVISION #75-41
located on Station Road
Represented by Steve Duggan, Esquire

Attorney Crotty: For the record, I disqualify myself from this item on the Agenda.

Attorney Duggan: Mrs. Wallace deeded this land to the Steward Foundation. They wanted to put a Nursing Home. They couldn't do this so they deeded it back to Mrs. Wallace.

Lot one (1) Mrs. Wallace will keep. Lot two (2) she is deeded to Westminster Church of Newburgh. Rev. Vance is here tonight if you have any questions you would like to ask him. Lot three (3) goes to Christian Missions of Many Lands.

This is residential land.

Her lot has her garage on it across from her house.

She intends to do no further subdividing.

The Steward Foundation gave back the land to Mrs. Wallace.

This land has been tax exempt. Her lot will now be on the tax roll. Rev. Vance is here from the West Minister Church and as I said earlier if you have any questions he will be glad to answer them if he can.

Rev. Vance: This land is 4/10 mile from Route 207.
Our Church plans to relocate.

Mr. Van Leeuwen: Is this going to be a modern Church?

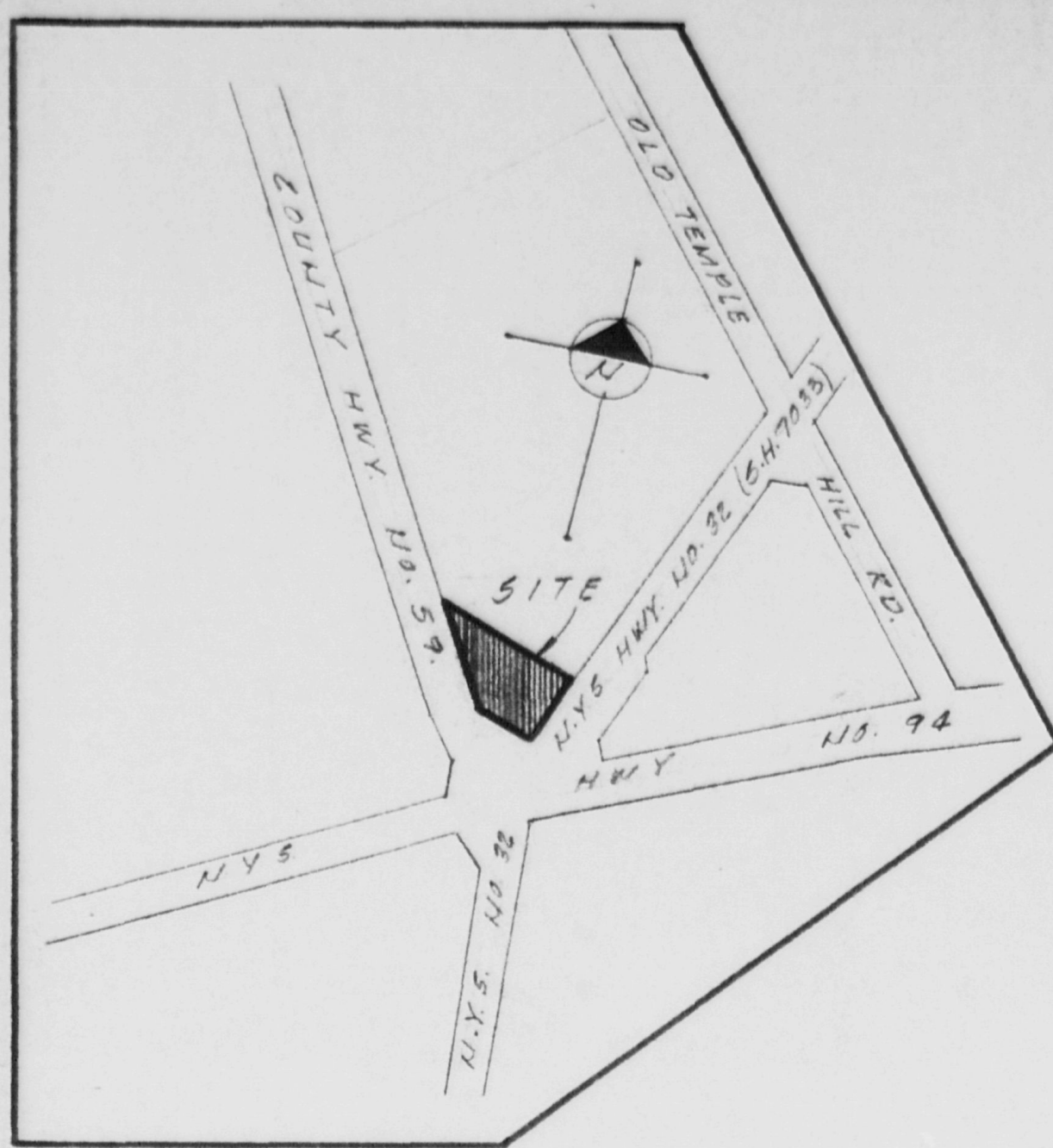
Rev. Vance: No.

Chairman Loscalzo: When you are ready to build you will have to come before this Board for a Site Approval.

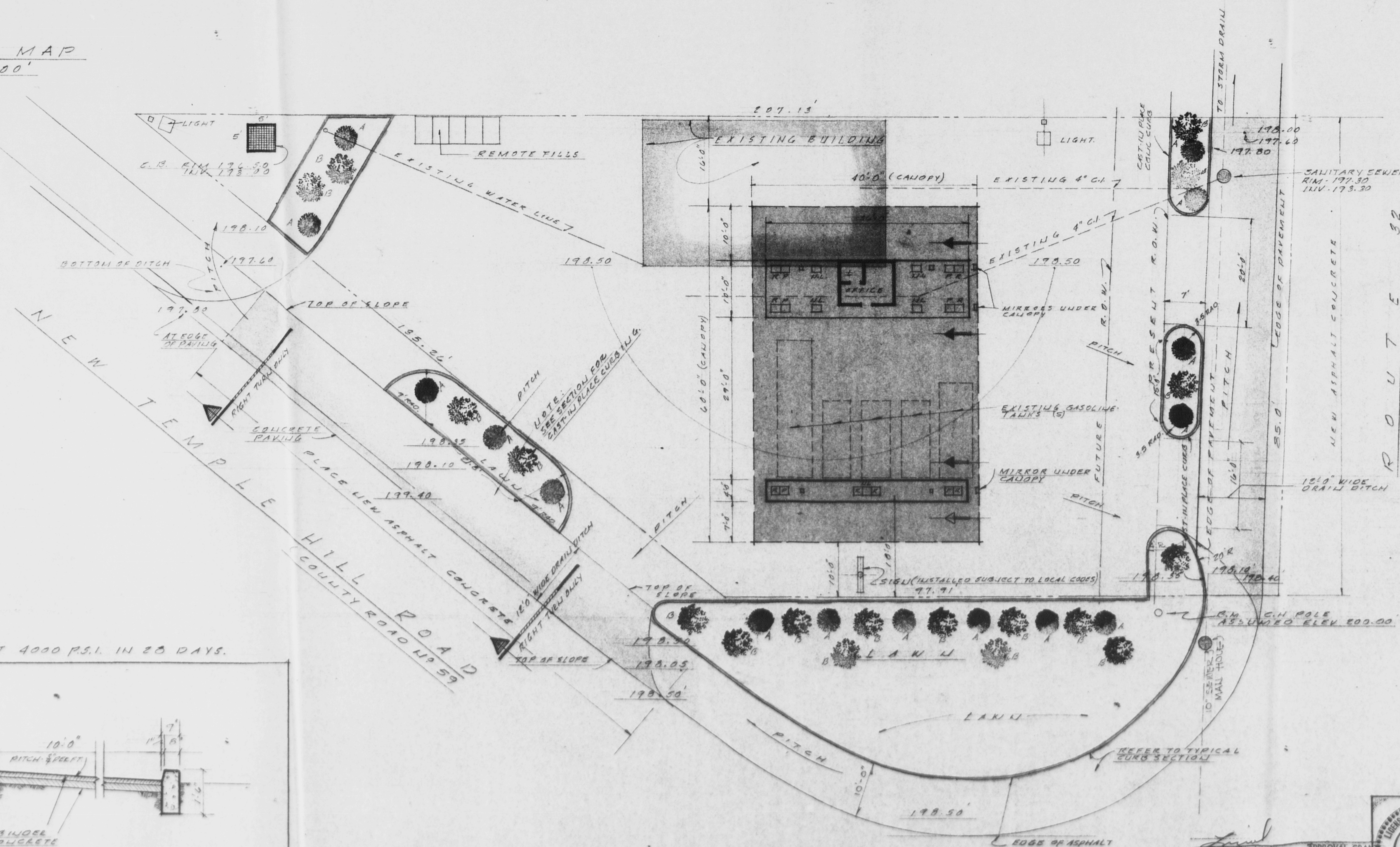
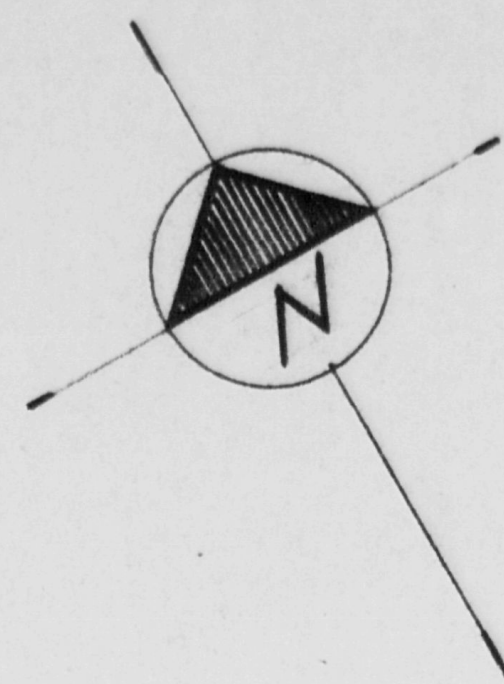
Mr. Jones: Lot number one (1) will remain on the tax roll?

Attorney Duggan: Yes, her house is across the street but her garage is on the land of Lot #1.

Motion by Mr. Van Leeuwen seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor grant approval to Margaret Wallace Subdivision (3 lots) located on Station Road and waive all fees. Vote: All ayes, Motion carried.



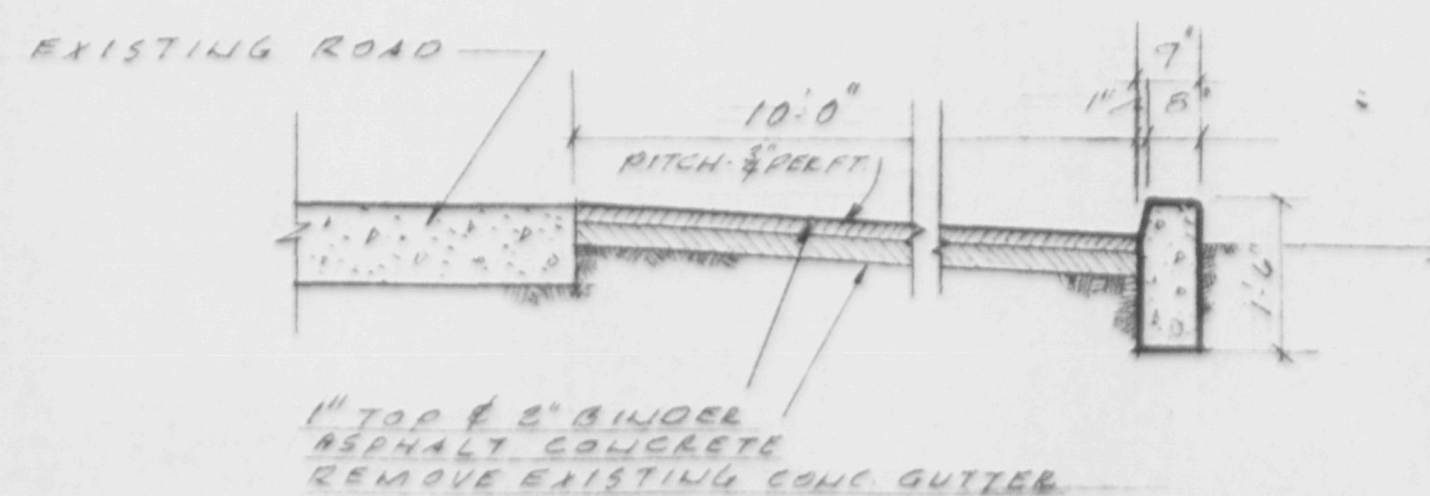
VICINITY MAP
SCALE 1"=200'



- PLANTING KEY**
- A HATFIELD YEWE 30" HT., 30" SPREAD
 - B HETZ JUNIPER 2'-2 1/2' HT., 2'-2 1/2' SPREAD

EXISTING BLDG AREA = 1,120 sq ft
PROPOSED CANOPY AREA = 2,400 sq ft

NOTE: CONC. TO TEST 4000 P.S.I. IN 28 DAYS.



TYPICAL CURB SECTION
SCALE 1"=1'-0"

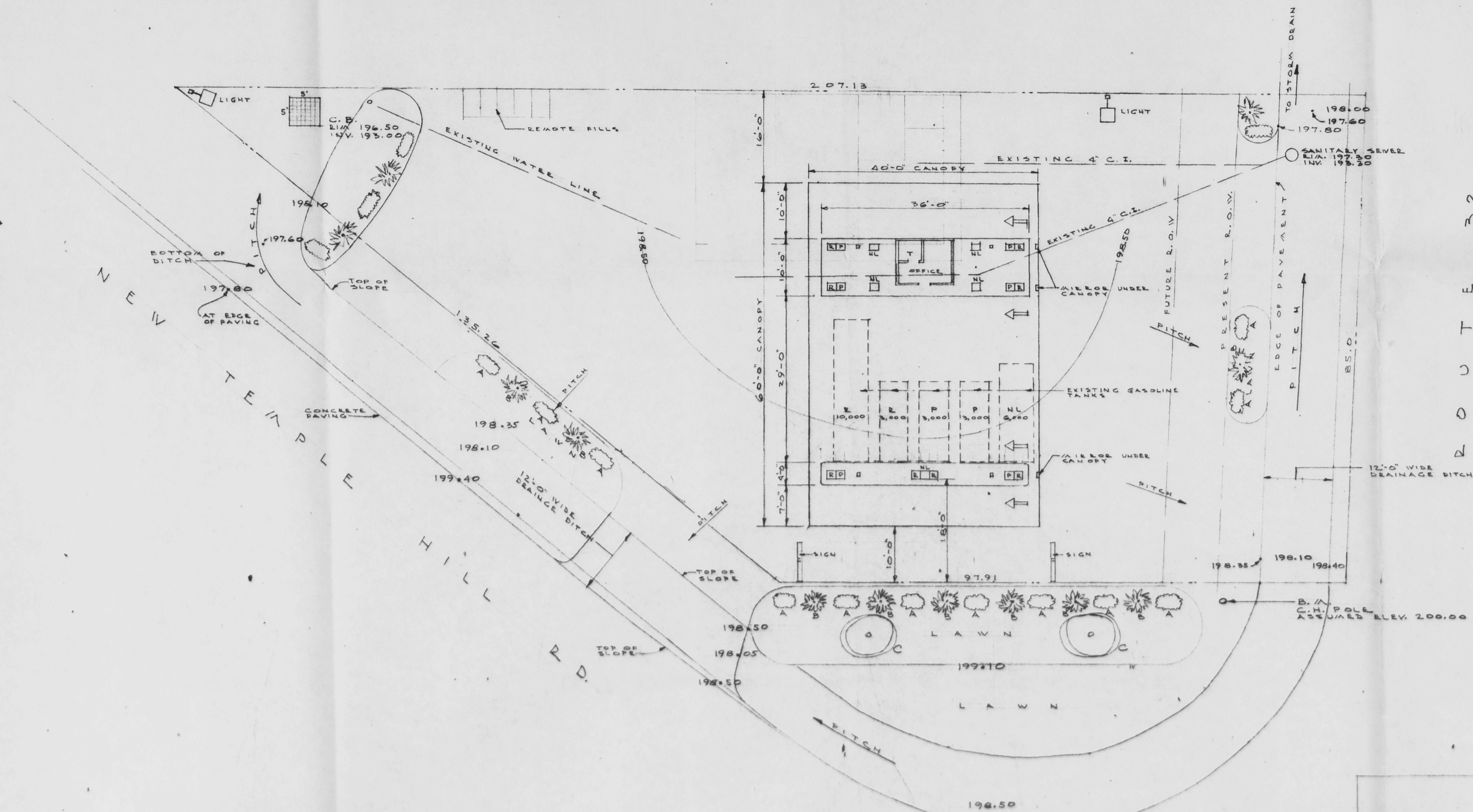
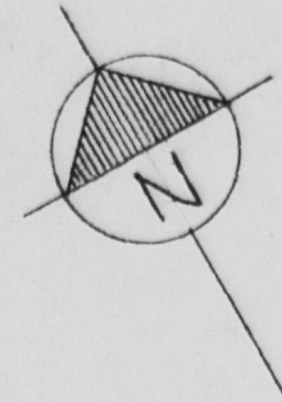
N.Y. STATE ROUTE-94

Approved N.Y. State D.O.T. 11/22/75
Dominick Beltrami
Dist. Resident Engr.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 22 Oct 75



SITE PLAN	
SELF SERVICE STATION	
NEW TEMPLE HILL ROAD	
NEW WINDSOR, NEW YORK	
SCALE 1"=10'-0"	DATE 10/14/75
BY GASLAND, INC.	FOR N.Y. STATE LC 45671
GASLAND, INC. SPRINGFIELD, MASS.	

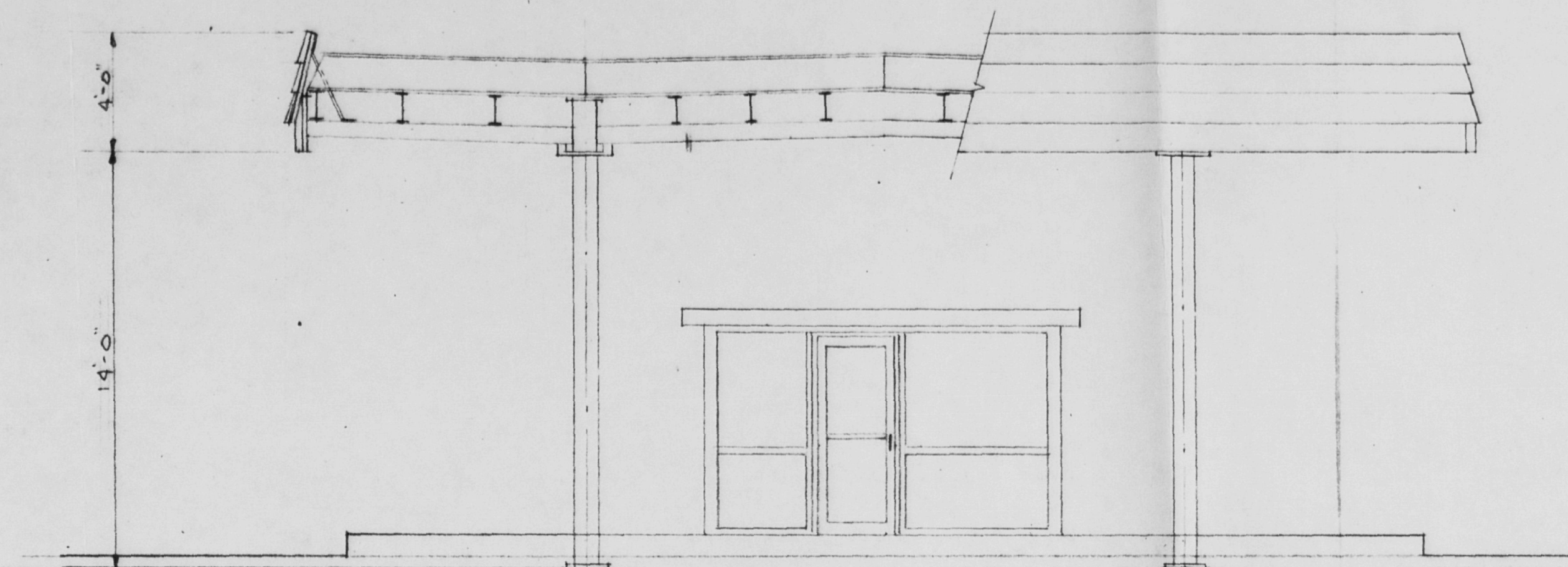
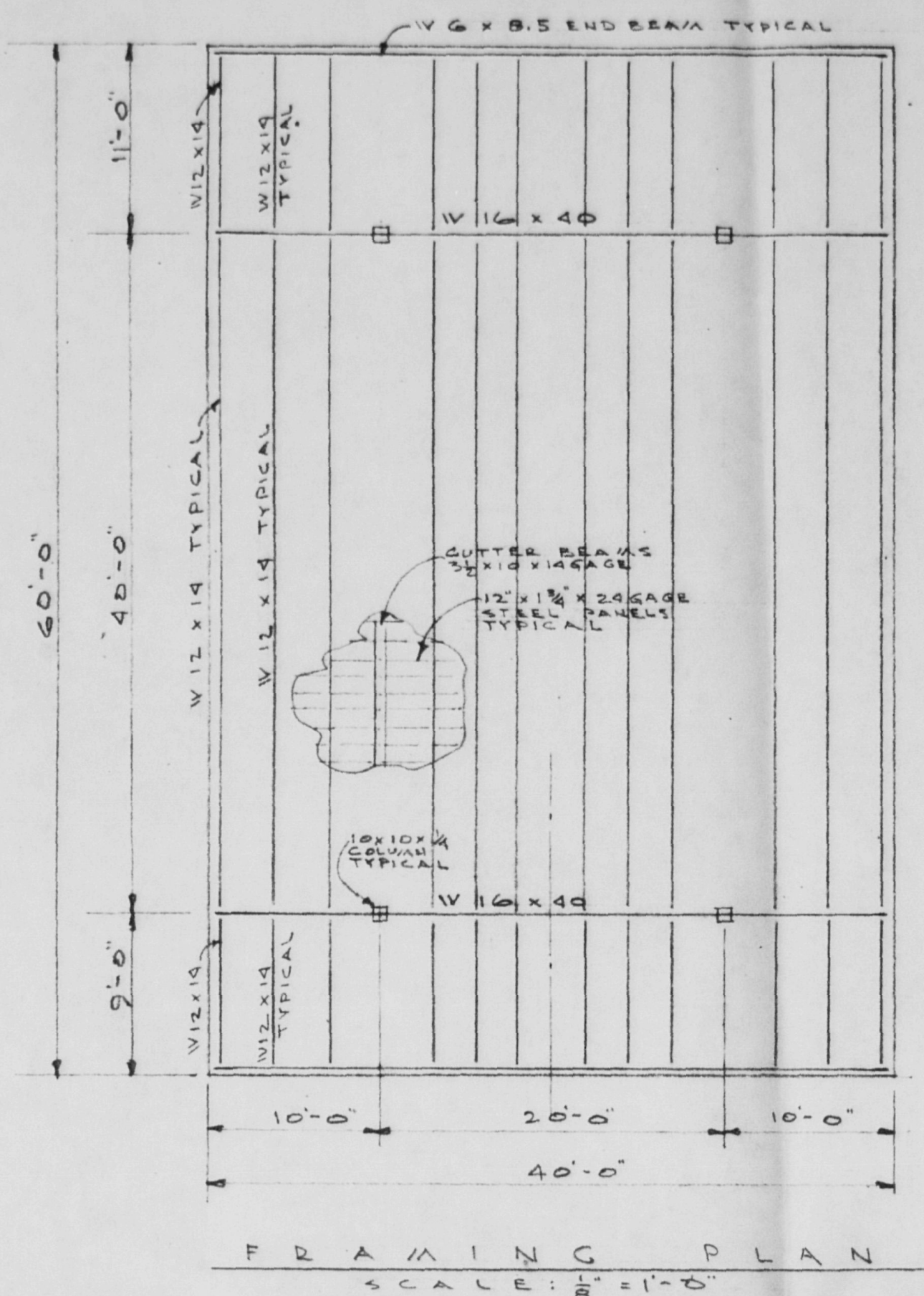


S I T E P L A N
SCALE: 1"=10'-0"

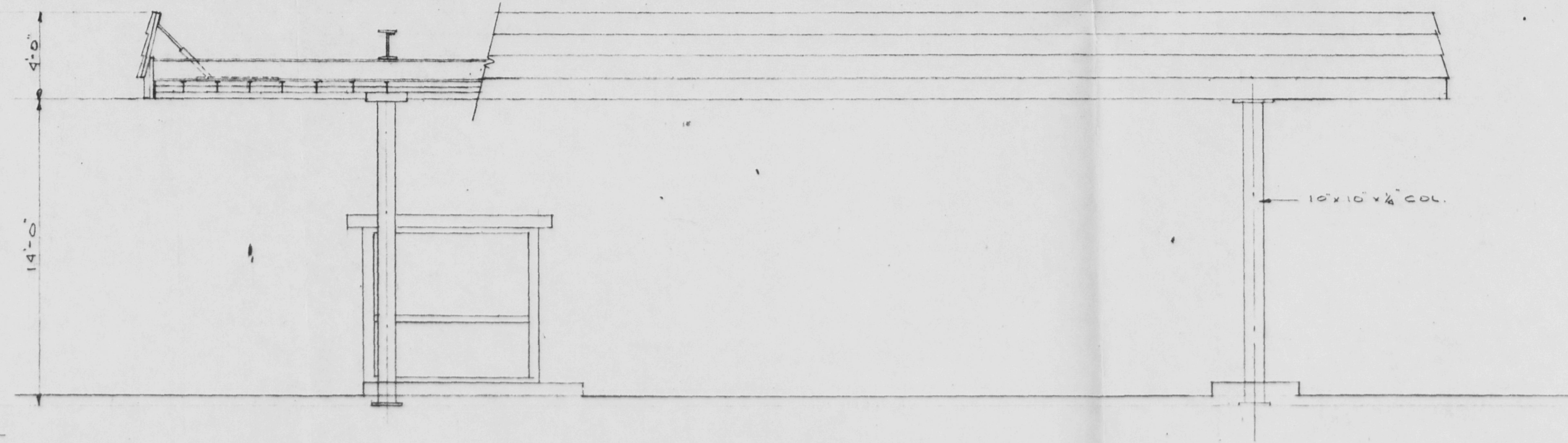
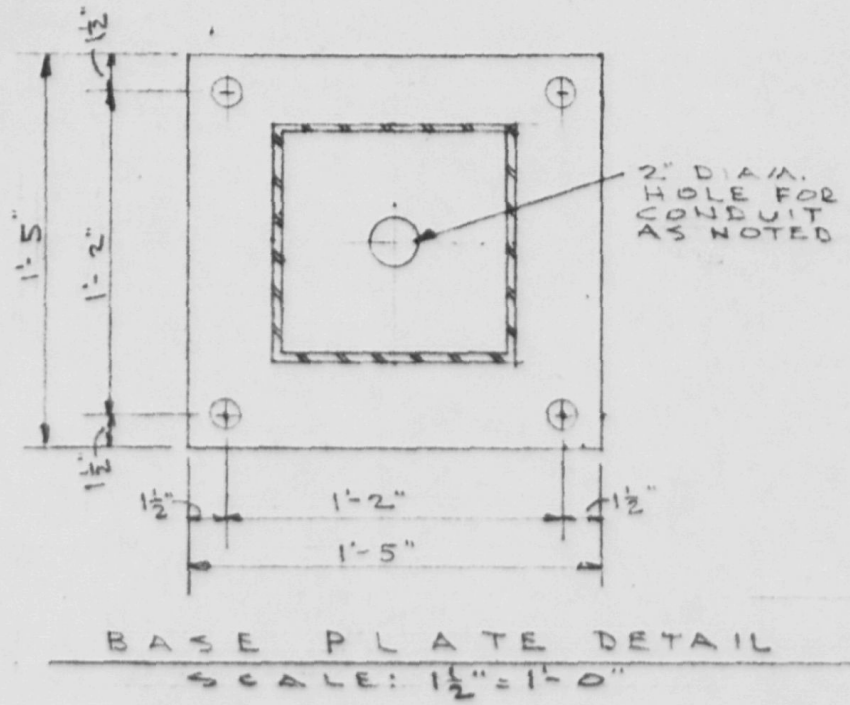
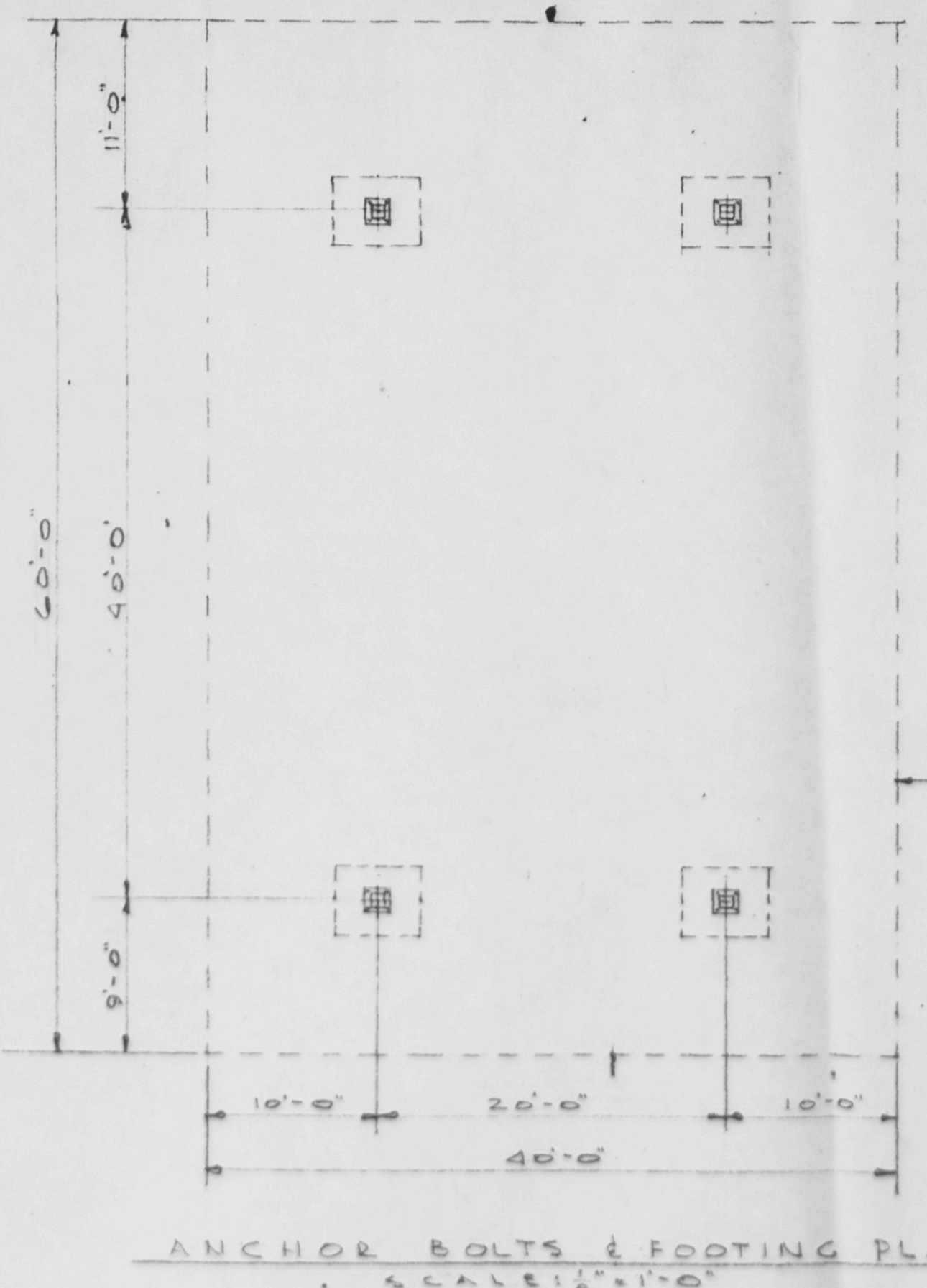
- PLANTING KEY
- A HATFIELD YEW 30'-36" HT., 30'-36" SPREAD
 - B HETZ JUNIPER 2'-2 1/2' HT., 24'-30" SPREAD
 - C SUNBURST LOCUST 1 1/2'-1 3/4" CAL., 10' HT.

S I T E P L A N		
SELF SERVICE STATION NEW TEMPLE HILL RD. AND ROUTE 32 NEW WINDSOR, NEW YORK		
FOR GASLAND INC., SPRINGFIELD, MASS.		
DR. BY R.M.S.	MAX GITBERG	DRAWING NO.
SCALE 1"=10'-0"	ARCHITECT	
PROJECT 1024	293 BRIDGE ST.	
DATE DEC. 13, 1975	SPRINGFIELD, MASS.	1

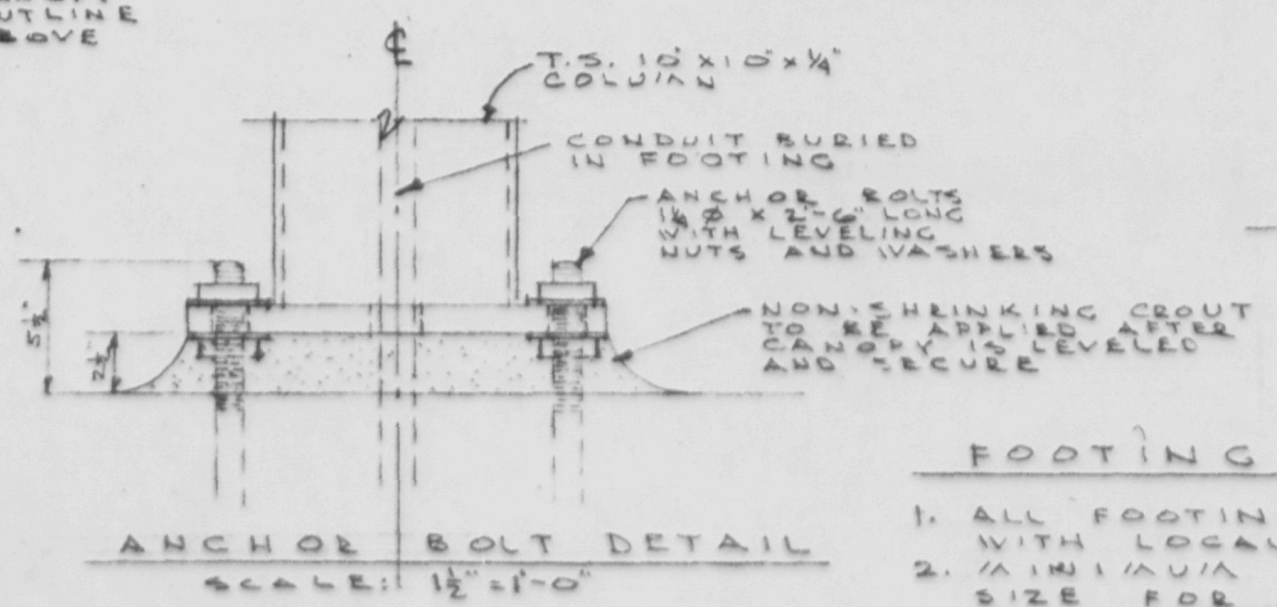
NEW YORK
REGISTRATION
PENDING



END CROSS SECTION AND ELEVATION
SCALE: 1/4" = 1'-0"



SIDE CROSS SECTION AND ELEVATION
SCALE: 1/4" = 1'-0"



- FOOTING NOTES
1. ALL FOOTINGS MUST BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
 2. MINIMUM RECOMMENDED FOOTING SIZE FOR AVERAGE SOIL CONDITIONS:
 3. IF BURIED IN AND RESTRAINED BY CONCRETE ISLANDS 4'-0" WIDE X 5'-0" LONG X 4'-0" DEEP
 4. IF NOT: 4'-0" WIDE X 6'-0" LONG X 4'-0" DEEP

CANOPY DETAILS		
SELF SERVICE STATION		
NEW TEMPLE HILL RD. AND ROUTE 32		
NEW WINDSOR, NEW YORK		
FOR		
GASLAND INC., SPRINGFIELD, MASS.		
DR. BY:	MAX GITBERG	DRAWING NO.
SCALE:	ARCHITECT	
PROJECT:	293 BRIDGE ST.	
DATE:	SPRINGFIELD, MASS.	
NEW YORK		
REGISTRATION		
PENDING		